

2010-000648

Klamath County, Oregon



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01/20/2010 08:24:40 AM

Fee: \$42.00

Event One Funding, LLC

1631 NE Broadway #514

Portland, OR 97232

Grantor's Name and Address

John & Debbie Borchardt

4547 N. Sharon

Fresno, CA 93726

Grantee's Name and Address

After recording, return to:

Event One Funding, LLC

1631 NE Broadway #514

Portland, OR 97232

Mail tax statements to:

John & Debbie Borchardt

4547 N. Sharon

Fresno, CA 93726

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Event One Funding, LLC

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

John Borchardt and Debbie Borchardt, husband and wife

hereinafter called grantee(s), does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 5, Block 8, Tract No. 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,750.00.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No Exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

DATED: 12/18/09

Mark Lamberth for Event One Funding, LLC  
Mark Lamberth for Event One Funding, LLC

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on 12/18/09.

by Mark Lamberth



[Signature]  
Notary Public for Oregon

My commission expires 11/3/12